



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer East Phase 2, establishing 144 residential lots and one open space lot on 43.089 acres, generally located on WA Allen Blvd and Glen Eagle Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Bloomfield Homes

APPLICANT: Westwood

The applicant is proposing to create 144 residential lots and one open space lot for the development of residential single family homes and a park. This subject property is part of the overall 70 acres of the Kreymer East development approved in June 2016 as Planned Development District (PD 2015-23). The preliminary plat for this site was approved in August of 2020.

The PD allows for a maximum of 245 lots with a minimum lot size of 8,500 square feet for the entire 70 acre development. Phase 1 measures 26.782 acres and contains 86 residential lots. The combined residential lots of phase 1 and 2 is 230 lots being a density of 3.28 residential units per acre. There are no additional planned phases within this 70 acre planned development.

The final plat is compliant with the preliminary plat and shall dedicate necessary rights-of-way, and utility easements.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.